

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to clarify language within Chapter 17.37, Downtown Code, relating to the Bonus Height Program and transfer development rights, all of which is described herein (Proposal No. 2020Z-010TX-001)

WHEREAS, The Council of The Metropolitan Government of Nashville and Davidson County adopted the Downtown Code (DTC) on February 2, 2010; and

WHEREAS, The Metropolitan Government recognizes the importance of updating, clarifying, and refining the Downtown Code (DTC) standards to encourage high quality, sustainable urban development; and

WHEREAS, The refinement of the DTC will continue to ensure a quality urban experience for the citizens, businesses, and visitors of Metropolitan Nashville and Davidson County.

WHEREAS, The refinement of the Bonus Height Program will allow for more opportunities for historic preservation within the Downtown Code.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 17.37 of the Metropolitan Code is hereby amended by replacing the text of the third bullet point under “Bonus Height Standards” on page 93 of the DTC to the following:

- “Additional development rights achieved through the BHP may be transferred one time to a receiving site within the DTC, provided the transferred height does not exceed the Bonus Height Maximum of the receiving site. For the purposes of the Bonus Height Program, ‘receiving site’ means a single parcel or group of adjacent parcels with common ownership, or up to two adjacent parcels without common ownership. By-right height may not be transferred; only bonus height received through the BHP may be transferred.”

Section 2: That Chapter 17.37 of the Metropolitan Code is hereby amended by deleting the third bullet point under the “Bonus Height Standards” on page 93 as shown in the attached revised Downtown Code document.

Section 3. Be it further enacted, that this ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by:

Councilmember Freddie O’Connell